

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Wayne County Consortium**

State: **MI**

PJ's Total HOME Allocation Received: **\$34,745,125**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:				PJs in State:	20		
% of Funds Committed	85.16 %	92.84 %	19	97.21 %	2	3	
% of Funds Disbursed	76.25 %	87.32 %	19	90.53 %	3	4	
Leveraging Ratio for Rental Activities	9.3	3.26	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	87.26 %	88.52 %	16	85.01 %	28	25	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.40 %	70.04 %	17	73.71 %	10	11	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	98.35 %	87.69 %	3	81.48 %	94	91	
% of 0-30% AMI Renters to All Renters***	85.12 %	52.92 %	2	45.54 %	98	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.68 %	1	96.14 %	100	100	
Overall Ranking:				In State:	6 / 20	Nationally:	64
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,591	\$27,073		\$28,248	121 Units	11.10 %	
Homebuyer Unit	\$13,949	\$17,624		\$15,487	910 Units	83.60 %	
Homeowner-Rehab Unit	\$11,493	\$22,824		\$0	58 Units	5.30 %	
TBRA Unit	\$0	\$5,461		\$3,211	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Wayne County Consortium MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$103,905	\$86,105	\$55,979
State:*	\$80,979	\$74,631	\$19,584
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 1.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	18.2	61.2	91.4	0.0	Single/Non-Elderly:	21.5	31.2	20.7	0.0
Black/African American:	80.2	32.3	6.9	0.0	Elderly:	25.6	2.0	3.4	0.0
Asian:	0.0	0.3	0.0	0.0	Related/Single Parent:	49.6	30.2	15.5	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0	Related/Two Parent:	3.3	30.5	50.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	5.7	1.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.2	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	1.7	3.8	1.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.8	26.5	17.2	0.0	Section 8:	66.9	0.4 [#]		
2 Persons:	26.4	21.5	22.4	0.0	HOME TBRA:	0.8			
3 Persons:	22.3	25.8	29.3	0.0	Other:	17.4			
4 Persons:	2.5	15.9	20.7	0.0	No Assistance:	14.9			
5 Persons:	4.1	6.7	6.9	0.0					
6 Persons:	0.8	2.7	1.7	0.0					
7 Persons:	0.0	0.4	1.7	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			154	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Wayne County Consortium

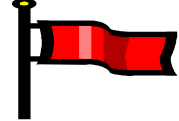
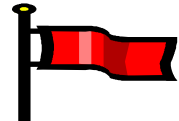
State: MI

Group Rank: 64
 (Percentile)

State Rank: 6 / 20 PJs

Overall Rank: 0
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	87.26	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	48.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	98.35	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	3.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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